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REFERENCE
GRID

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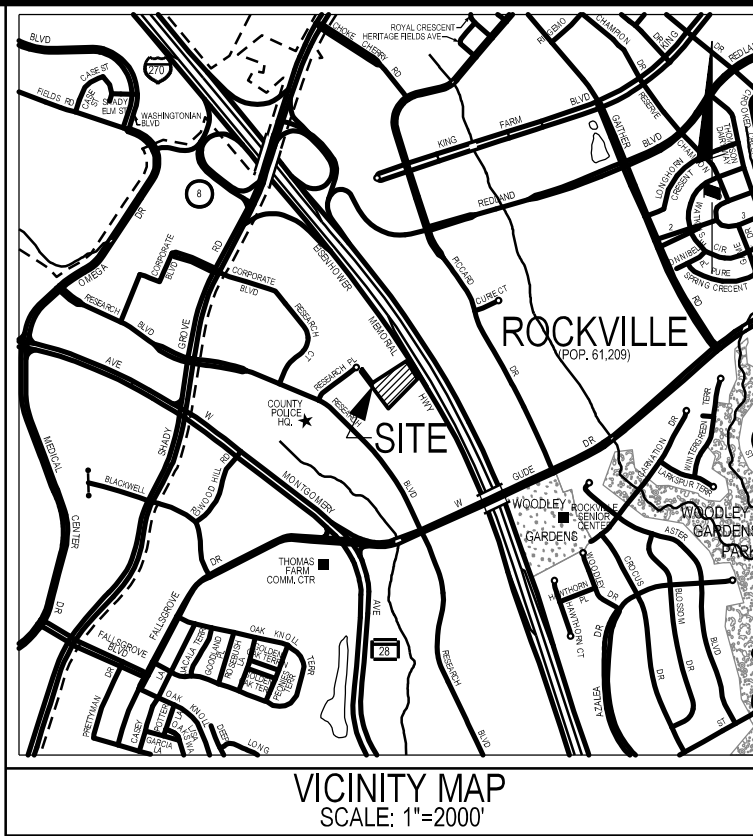
2 RESEARCH PLACE

SITE PLAN

STP #2022-XXXXX

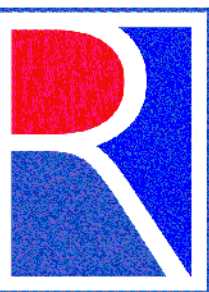
Community Planning
& Development
Services

Received 10/07/2022
STP2023-00454



ROCKVILLE OFFICE
2 Research Place, Suite 100
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Engineering
Surveying
Planning
Environmental Sciences



OWNER / APPLICANT:

2 RESEARCH PLACE, LLC
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
PHONE: 301-948-2750
ATTN: JAMES SOLTESZ

ENGINEER / LANDSCAPE ARCHITECT:

SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
PHONE: 301-948-2750
ATTN: TIMOTHY STEMANN

ARCHITECT:

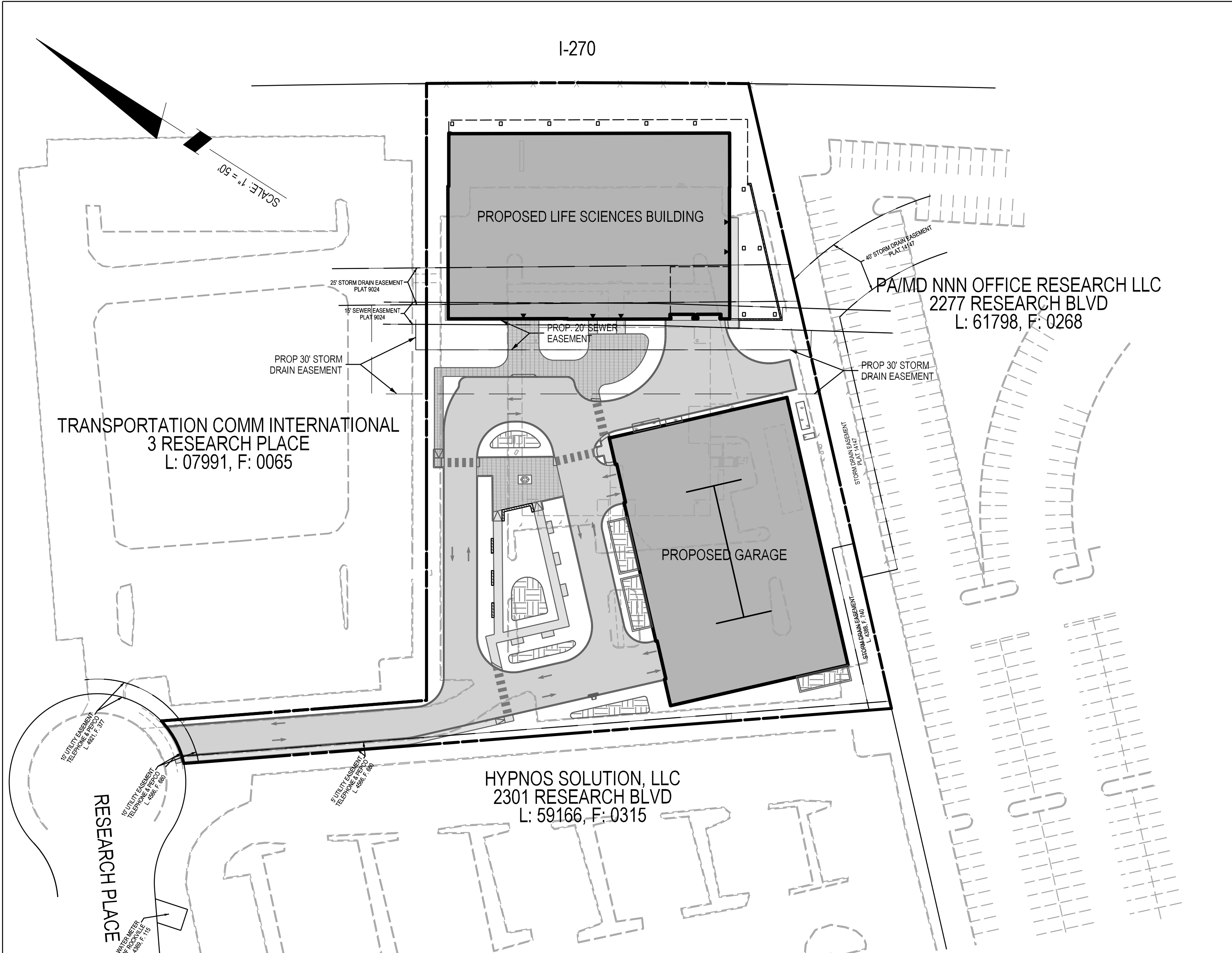
GENSLER
1 EAST PRATT STREET, SUITE 202
BALTIMORE, MD 21202
PHONE: 410-539-8776
ATTN: VAKI MAWEMA

ATTORNEY:

LERCH, EARLY, & BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
PHONE: 301-841-3832
ATTN: PATRICIA HARRIS

CITY APPROVALS ASSOCIATED WITH THIS PLAN

	TRACKING NO.	APPROVAL DATE
STORMWATER MANAGEMENT	SMC2022-00012	
SEDIMENT CONTROL		
WATER AND SEWER		
MDE NOTICE OF INTENT		



GENERAL NOTES:

- THE EXISTING ZONE IS MXE.
- BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
- THIS SITE LIES WITHIN THE WATTS BRANCH WATERSHED.
- PEPCO, BELL ATLANTIC, MD, INC., WASHINGTON GAS LIGHT CO. OF MD., THE CITY OF ROCKVILLE, AND CABLE TV MONTGOMERY ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THE PROPOSED DEVELOPMENT.
- THE PROPOSED LAYOUT, PARKING, DRIVEWAYS, BUILDINGS, AREA, LOCATION, DIMENSIONS, AND UTILITIES ARE APPROXIMATE AND SUBJECT TO FINAL COMPUTATIONS PRIOR TO RECORD PLAT.
- ALL RETAINING WALLS TO BE DESIGNED BY OTHERS.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY. SOURCE OF THE INFORMATION IS FROM FEMA FLOODPLAIN COMMUNITY - PANEL NUMBER 24031C0331D.
- THERE ARE NO WETLANDS WITHIN 100 FEET OF THE PROPERTY.
- THERE ARE NO RARE, THREATENED, OR ENDANGERED (RTE) SPECIES ON SITE, AWAITING CONFIRMATION LETTER FROM MD-DNR.
- THE SITE IS NOT WITHIN THE CITY OF ROCKVILLE HISTORIC DISTRICT AND IS NOT A BUILDING OR STRUCTURE WITHIN THE CITY OF ROCKVILLE'S HISTORIC BUILDING CATALOG, PER CITY OF ROCKVILLE MAPS ARC GIS.
- THE SOIL TYPE THROUGHOUT THE SITE IS 6TUB.
- NO STATE OR CHAMPION TREES EXIST ON SITE.
- NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION WAS SUBMITTED JUNE 9, 2022.

2 Research Place - Project Data Table: MXE Zone (Mixed-Use Employment)		
	Required Development Standards	Proposed
Site Area:		
Gross Tract Area		2.82 ac (± 122,692 sf)
Net Site Area		2.82 ac (± 122,692 sf)
MXE Zone Development Standards (Sec. 25.13.05.b.1)		
Maximum Building Height	120'	115'±
Min. Lot Width at Front Lot Line	10' min.	30.94'
Open Area and Public Use Space		
Open Area	20% (0.56 ac., 24,538 sf.)	38% (1.08 ac., 47,044 sf.)
Public Use Space Required within Open Area	5% (0.14 ac., 6,135 sf.)	9.2% (0.26 ac., 11,338 sf.)
Building Setbacks: (Minimum)		
Public right-of-way abutting	None or 10' min. if provided.	180.34'
Side setback:	Greater of 25' or 1/2 height of building.	N/A
Residential land abutting:	None or 10' min. if provided.	24.33'
Rear setback:	Greater of 25' or 1/2 height of building.	N/A
Residential land abutting:	None or 10' min. if provided.	14.48'
Non-Residential Uses:		
Research & Development (Life Science)	(Determine at Site Plan)	200,000 GFA (1.63 FAR)
Lab	60%	120,000 sf
Office	40%	80,000 sf
Residential Uses:		
(NONE)	N/A	N/A
MPDU's		
(NONE)	N/A	N/A
Non-Residential Parking (Sec. 25.16.03.d)		
Auto Spaces		
Research & Development	300 sp.	
(1.5 sp. per 1000 sf. of GFA)		
Total:	300 sp.	400 sp. (2:1000)
Bicycle Spaces		
Short Term	10 sp. (2 per 40,000 sf of GFA)	10 sp.
Long Term	40 sp. (2 per 10,000 sf of GFA)	40 sp.
Total:	25 sp.	46 sp.

SHEET INDEX

SITE PLAN

- COVER SHEET
- EXISTING CONDITIONS PLAN
- OVERALL SITE PLAN
- COMMERCIAL TRUCK TURNING EXHIBIT
- FIRE ACCESS PLAN
- TRASH TRUCK TURNING EXHIBIT
- ZONE OF INFLUENCE EXHIBIT

LANDSCAPE & LIGHTING PLAN

- L-1.01 LANDSCAPE PLAN
- L-1.02 SITE FURNISHINGS PLAN
- L-1.03 NOTES & DETAIL SHEET
- L-1.04 NOTES & DETAIL SHEET
- L-2.01 PHOTOMETRIC PLAN

ARCHITECTURAL PLAN

- A1.101 FLOOR PLAN - OFFICE, GROUND LEVEL
- A1.107 FLOOR PLAN - OFFICE, TYPICAL TERRACE LEVEL
- A1.108 FLOOR PLAN - OFFICE, PENTHOUSE LEVEL
- A1.201 FLOOR PLAN - GARAGE, GROUND LEVEL
- A1.202 FLOOR PLAN - GARAGE, TYPICAL LEVEL
- A2.11 ELEVATION - OFFICE
- A2.12 ELEVATION - OFFICE
- A2.13 ELEVATION - OFFICE
- A2.14 ELEVATION - OFFICE
- A2.21 ELEVATION - GARAGE
- A2.22 ELEVATION - GARAGE

MISS UTILITY NOTE

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301-948-2750

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EMAIL: JSOLTESZ@SOLTESZCO.COM

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LICENSE NO. 30287, EXPIRATION DATE: 05/18/2024



COVER SHEET

SITE PLAN
2 RESEARCH PLACE
LOT P5, BLOCK A

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP

FS61, 0000

WSSC 200' SHEET

220NNW09

1" = AS NOTED

SHEET 1

OF 7

PROJECT NO.

4316-00-00

ZONING CATEGORY:

MXE

SITE DATUM

HORIZONTAL: NAD 83/91

VERTICAL: NGVD29

DATE: 10/4/2022

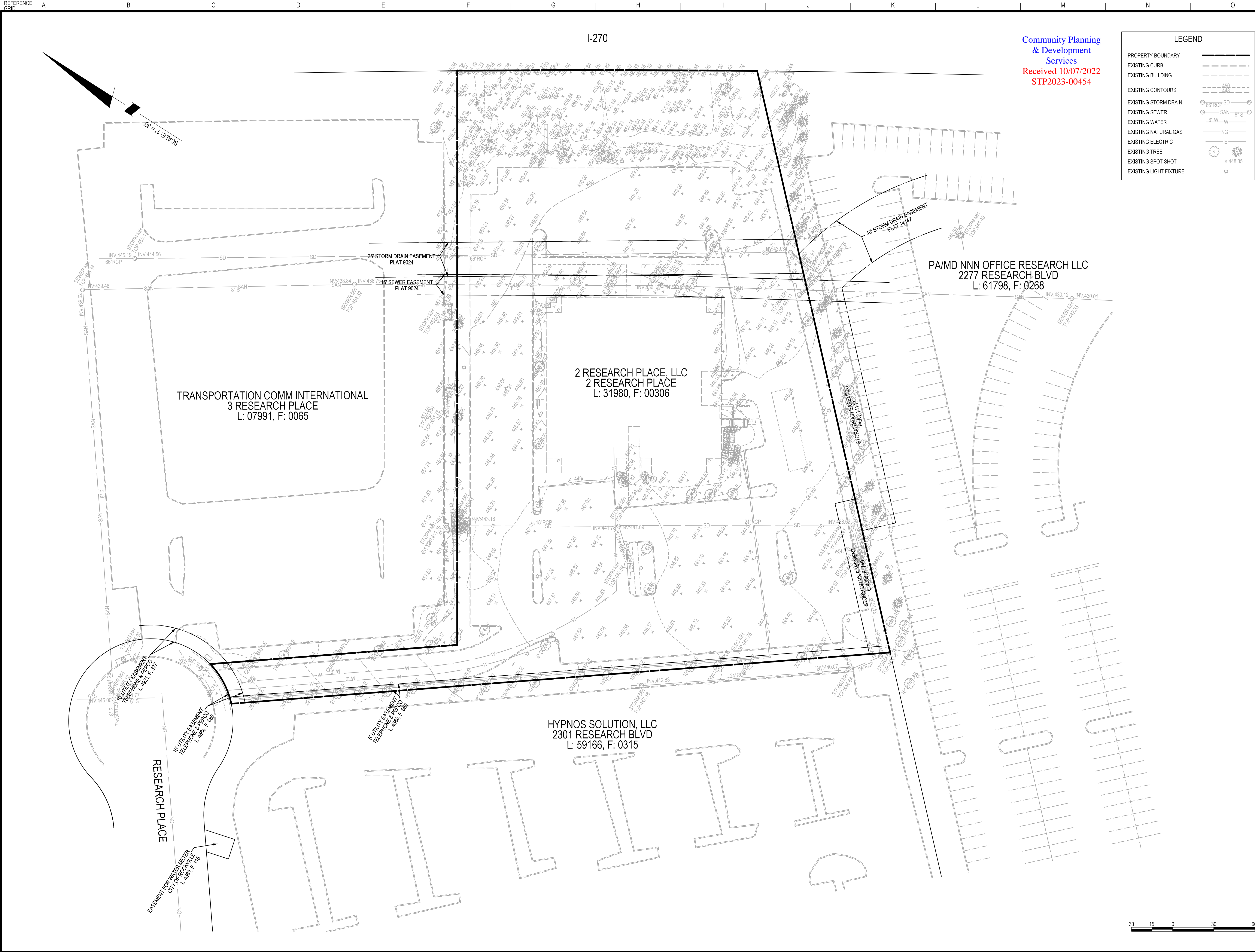
DESIGNED: JS / DC

TECHNICIAN: DHP

CAD STD'S: CONNECT /

VERSION: NCS



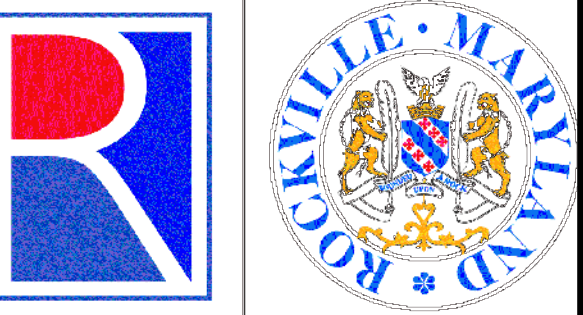


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LEGEND	
PROPERTY BOUNDARY	---
EXISTING CURB	- - - - -
EXISTING BUILDING	- - - - -
EXISTING CONTOURS	- - - - -
EXISTING STORM DRAIN	66" RCP SD
EXISTING SEWER	8" SAN
EXISTING WATER	6" W
EXISTING NATURAL GAS	NG
EXISTING ELECTRIC	E
EXISTING TREE	×
EXISTING SPOT SHOT	×
EXISTING LIGHT FIXTURE	×

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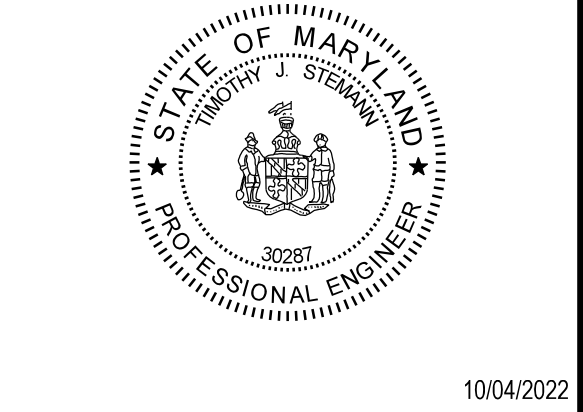


NO.	REVISIONS	BY	DATE

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EXISTING CONDITIONS PLAN
SITE PLAN
2 RESEARCH PLACE
LOT P5, BLOCK A
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP FS61, 0000	ZONING CATEGORY: MXE
WSSC 200' SHEET 220NW09	SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD29
DATE: 10/4/2022 DESIGNED: JS / DC TECHNICIAN: JS / DC CHECKED: DHP CAD STDS: CONNECT / VERSION: NCS	PROJECT NO. 4316-00-00

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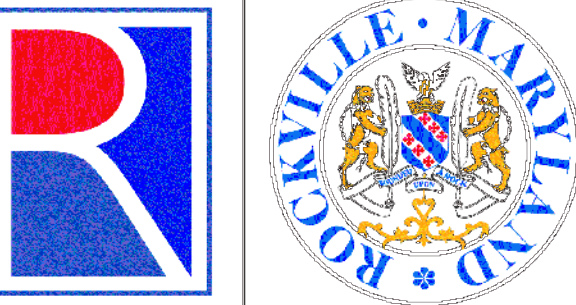
I-270

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LEGEND	
PROPERTY BOUNDARY	---
EXISTING CURB	---
EXISTING BUILDING	---
EXISTING CONTOURS	---
EXISTING STORM DRAIN	---
EX. STORM STRUCTURE ID	---
EXISTING SEWER	---
EXISTING WATER	---
EXISTING NATURAL GAS	---
EXISTING ELECTRIC	---
EXISTING TREE	---
EXISTING SPOT SHOT	---
EXISTING LIGHT FIXTURE	---
PROPOSED CURB	---
PROPOSED BUILDING	---
PROPOSED CONTOURS	---
PROPOSED ROAD	---
PROPOSED STORM DRAIN	---
PROP. STORM STRUCTURE ID	---
PROPOSED SEWER	---
PROPOSED WATER	---
PROPOSED FIRE HYDRANT	---
PROPOSED NATURAL GAS	---
PROPOSED ELECTRIC	---
PROPOSED TELECOM	---
PROPOSED SPOT SHOT	---
PROPOSED LIGHT FIXTURE	---
PROPOSED WALL	---
PROP. SWM FACILITIES	---

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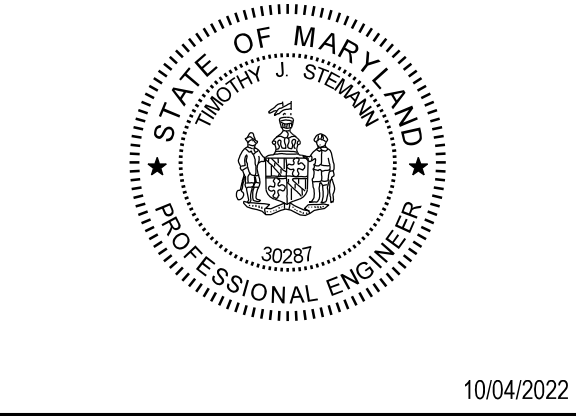
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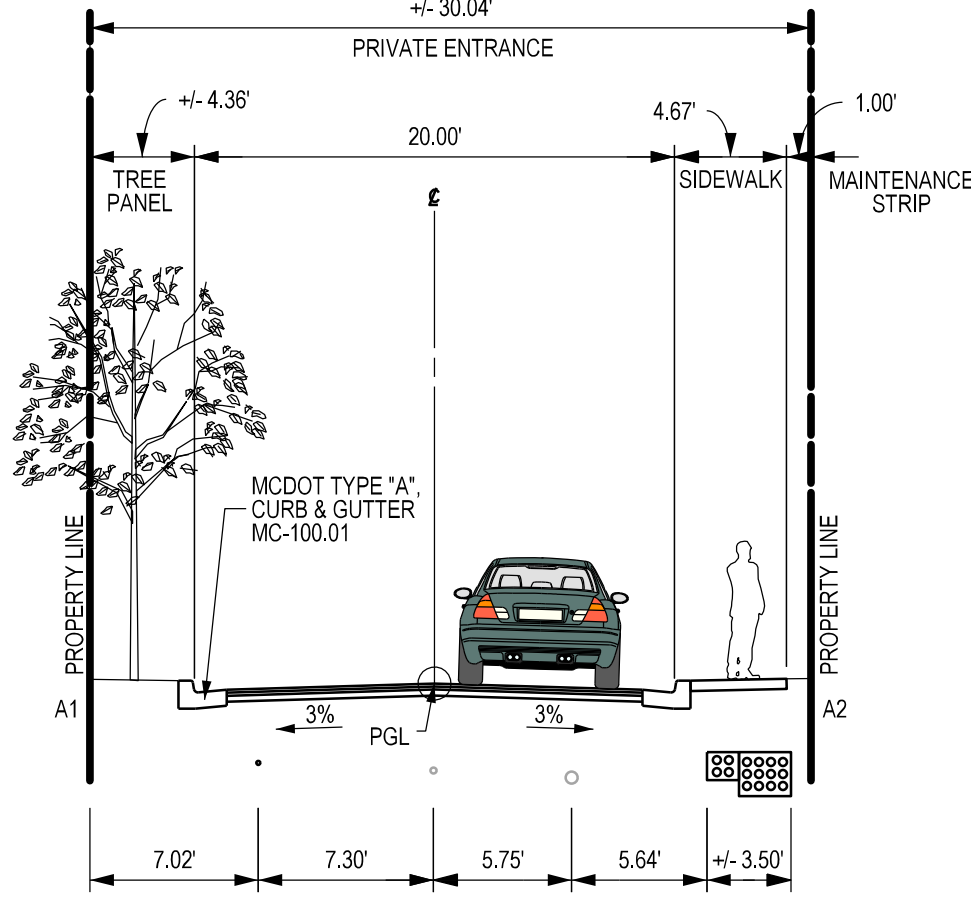
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10/04/2022

OVERALL SITE PLAN
SITE PLAN
2 RESEARCH PLACE
LOT P5, BLOCK A
ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

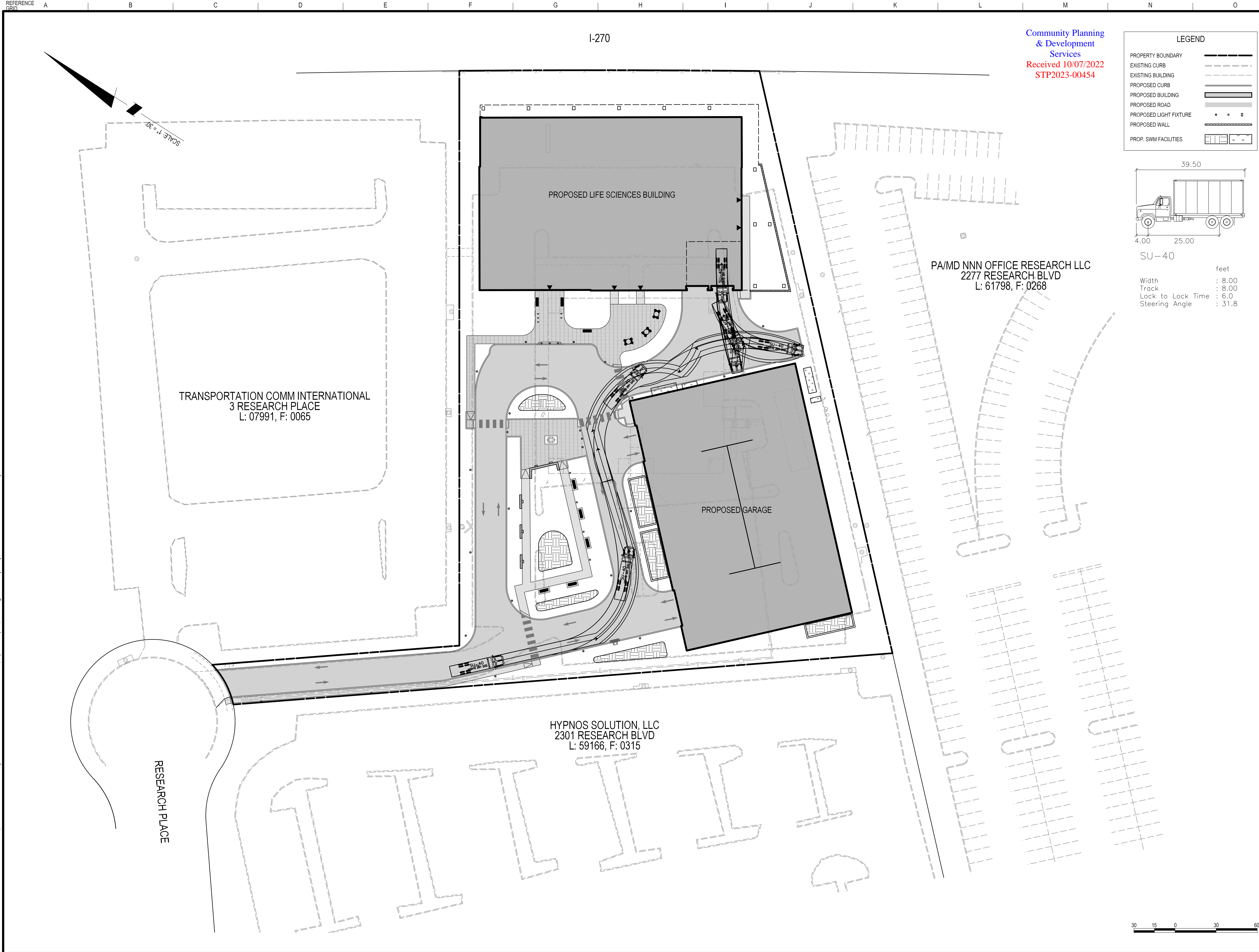
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WSSC 200' SHEET 220NW09	SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD29
DATE: 10/04/2022 DESIGNED: JS / DC TECHNICIAN: JS / DC	DATE: 10/04/2022 DESIGNED: JS / DC TECHNICIAN: JS / DC
CHECKED: DHP CADD STD'S: CONNECT / VERSION: NCS	CHECKED: DHP CADD STD'S: CONNECT / VERSION: NCS
SHEET 3 OF 7	PROJECT NO. 4316-00-00



- NOTES:
1. FINAL LOCATION OF DRY UTILITIES TO BE DETERMINED AT FINAL ENGINEERING.
 2. ALL EXISTING LIGHT FIXTURES ON PROPERTY TO BE REMOVED.



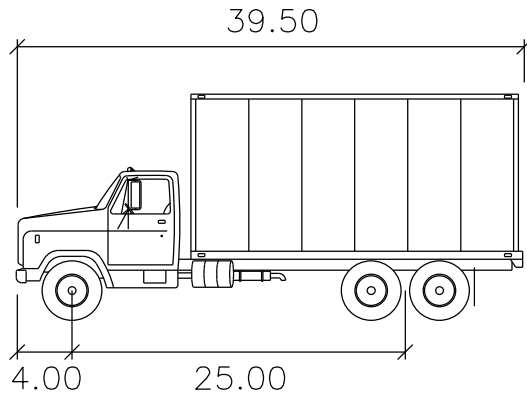
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LEGEND

PROPERTY BOUNDARY	---
EXISTING CURB	- - - - -
EXISTING BUILDING	---
PROPOSED CURB	---
PROPOSED BUILDING	█
PROPOSED ROAD	█
PROPOSED LIGHT FIXTURE	• • •
PROPOSED WALL	---
PROP. SWM FACILITIES	█



Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

PA/MD NNN OFFICE RESEARCH LLC
2277 RESEARCH BLVD
L: 61798, F: 0268

TRANSPORTATION COMM INTERNATIONAL
3 RESEARCH PLACE
L: 07991, F: 0065

HYPNOS SOLUTION, LLC
2301 RESEARCH BLVD
L: 59166, F: 0315

PROPOSED GARAGE

I-270

RESEARCH PLACE

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COMMERCIAL TRUCK TURNING EXHIBIT

SITE PLAN

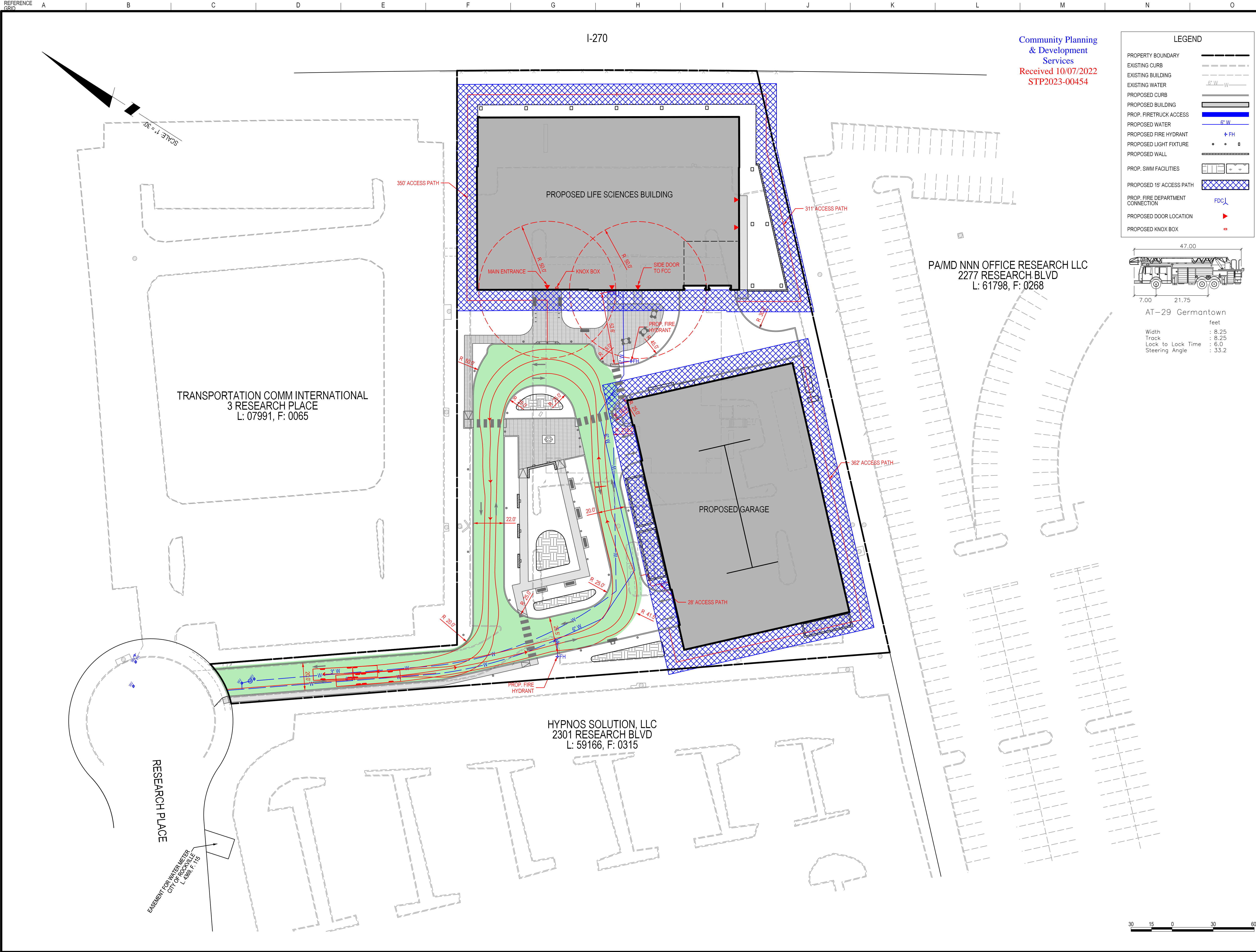
2 RESEARCH PLACE

LOT P5, BLOCK A

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

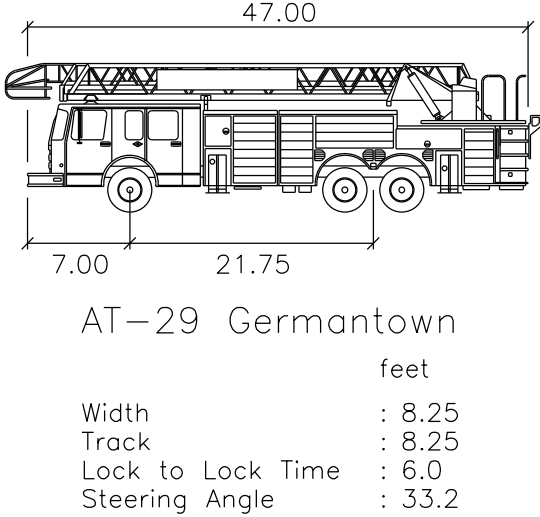
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SHEET 4 OF 7	CHECKED: DHP CAD STD'S: CONNECT / NCS
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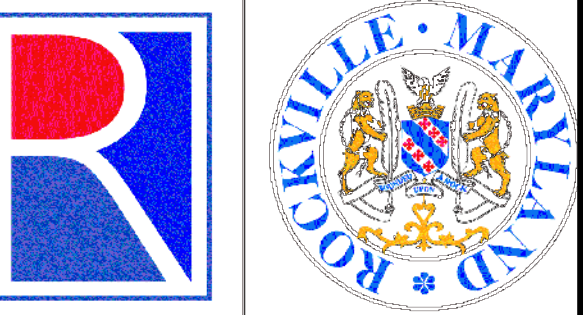
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LEGEND	
PROPERTY BOUNDARY	---
EXISTING CURB	- - - - -
EXISTING BUILDING	- - - - -
EXISTING WATER	6" W
PROPOSED CURB	---
PROPOSED BUILDING	---
PROP. FIRETRUCK ACCESS	---
PROPOSED WATER	6" W
PROPOSED FIRE HYDRANT	FH
PROPOSED LIGHT FIXTURE	• • •
PROPOSED WALL	---
PROP. SWM FACILITIES	---
PROPOSED 15' ACCESS PATH	---
PROP. FIRE DEPARTMENT CONNECTION	FDC
PROPOSED DOOR LOCATION	▶
PROPOSED KNOX BOX	□



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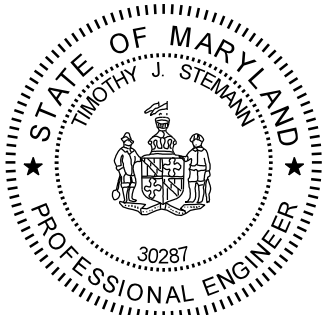
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FIRE ACCESS PLAN

SITE PLAN
2 RESEARCH PLACE
LOT P5, BLOCK A

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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LEGEND

PROPERTY BOUNDARY

EXISTING CURB

EXISTING BUILDING

PROPOSED CURB

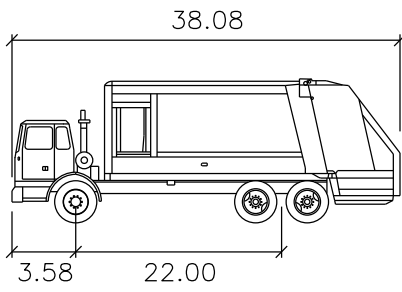
PROPOSED BUILDING

PROPOSED ROAD

PROPOSED LIGHT FIXTURE

PROPOSED WALL

PROP. SWM FACILITIES



Rear-Load Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

TRASH PICK UP OPERATION NOTES:

BUILDING WILL HAVE OFFICE, LAB, AND VIVARIUM PROGRAM AND WILL PRODUCE THE FOLLOWING:

- DAILY TRASH AND RECYCLING PICK UP

- HAZARDOUS AND CHEMICAL MATERIALS WASTE

- SPECIAL WASTE (VIVARIUM)

PA/MD NNN OFFICE RESEARCH LLC
2277 RESEARCH BLVD
L: 61798, F: 0268

TRANSPORTATION COMM INTERNATIONAL
3 RESEARCH PLACE
L: 07991, F: 0065

PROPOSED GARAGE

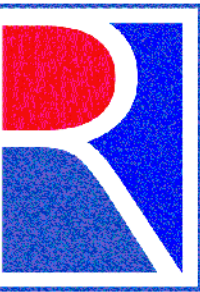
HYPNOS SOLUTION, LLC
2301 RESEARCH BLVD
L: 59166, F: 0315

RESEARCH PLACE



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
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MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

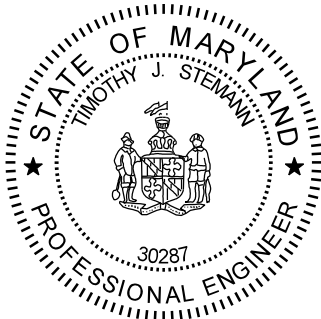
2 RESEARCH PLACE, LLC
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
301-948-2750

CONTACT: JAMES SOLTESZ
EMAIL: JSOLTESZ@SOLTESZCO.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 30287, EXPIRATION DATE: 05/18/2024



10/04/2022

TRASH TRUCK TURNING EXHIBIT

SITE PLAN
2 RESEARCH PLACE
LOT P5, BLOCK A

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP
FS61, 0000

WSSC 200' SHEET
220NNW09

1" = 30'

SHEET 6 OF 7

PROJECT NO.
4316-00-00

ZONING CATEGORY:
MXE

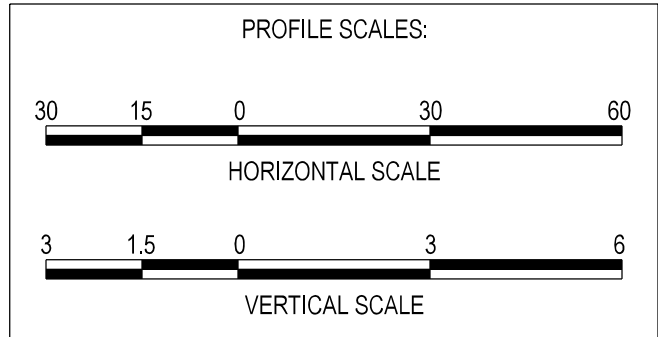
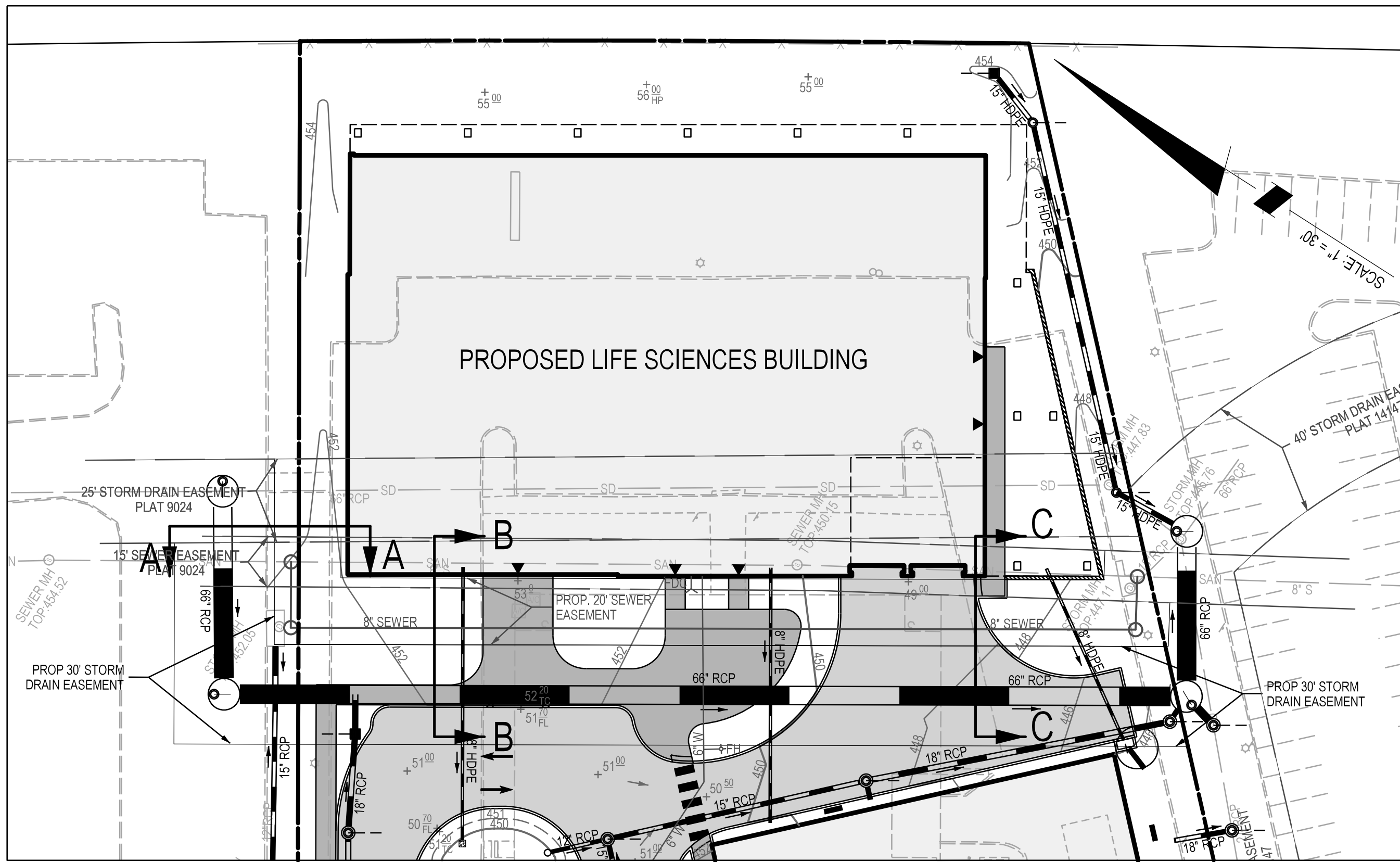
SITE DATUM
HORIZONTAL: NAD 83/91
VERTICAL: NGVD29

DATE: 10/4/2022
DESIGNED: JS / DC
TECHNICIAN: JS / DC
CHECKED: DHP
CAD STD'S: CONNECT / NCS

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REFERENCE
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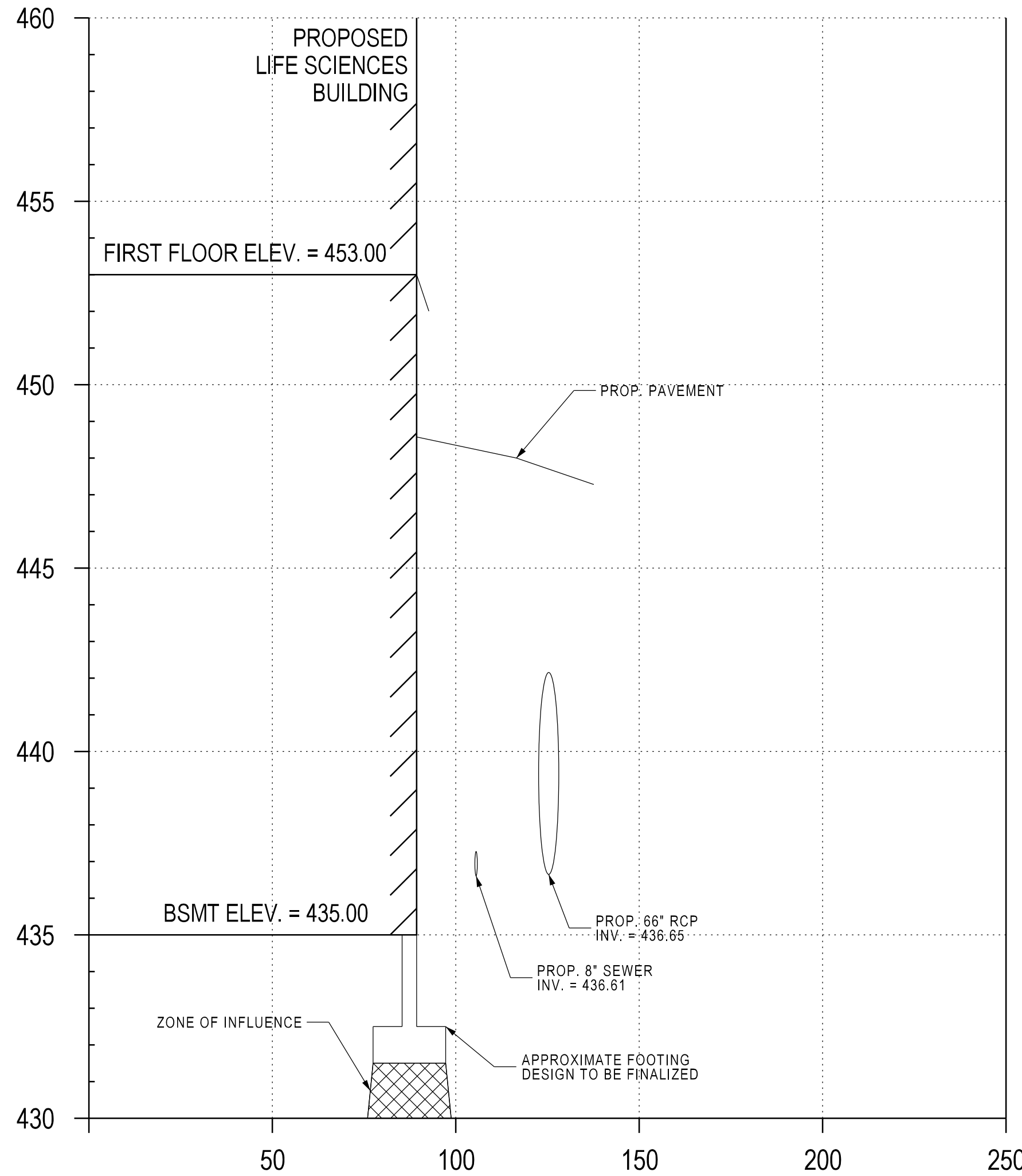
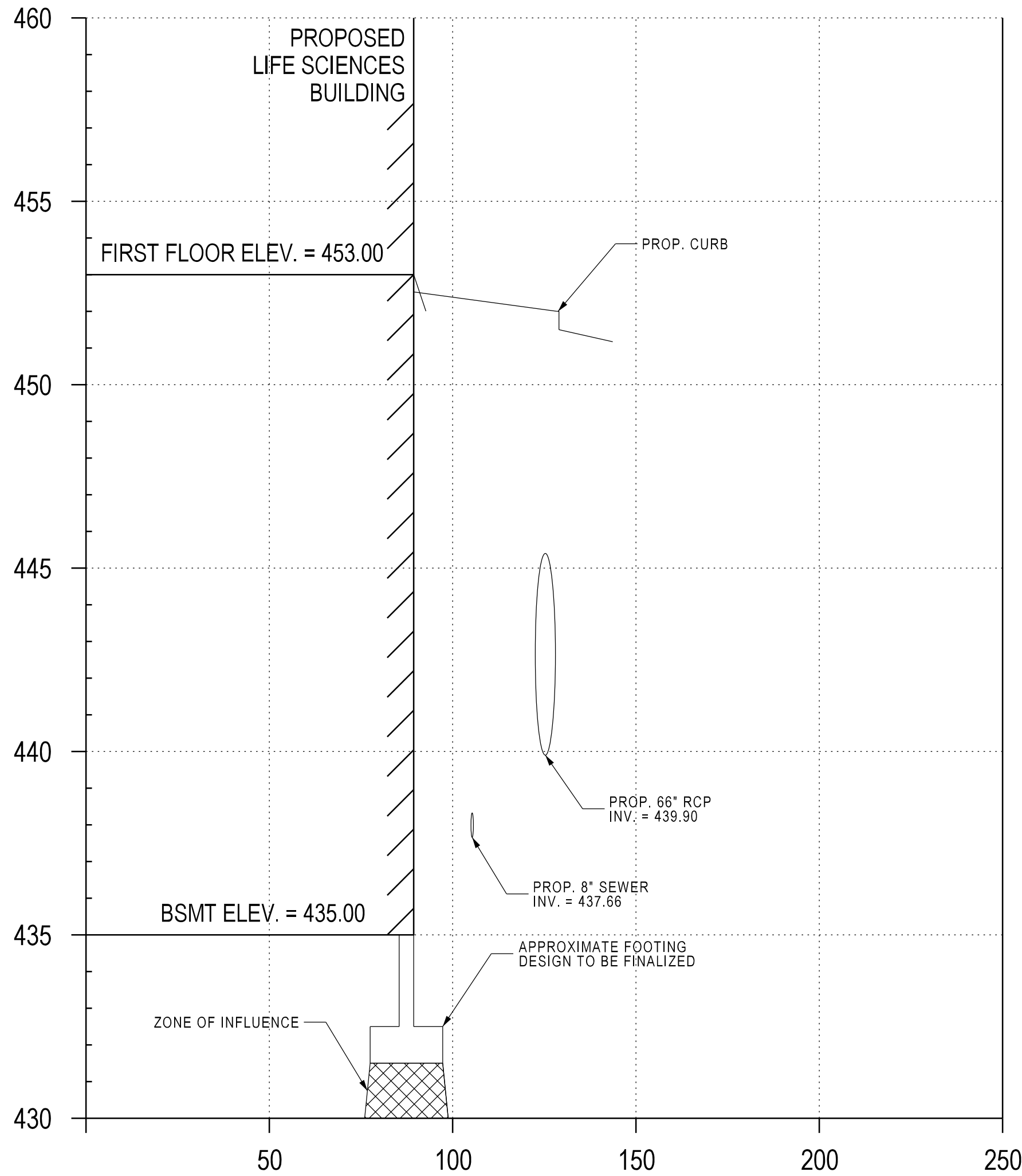
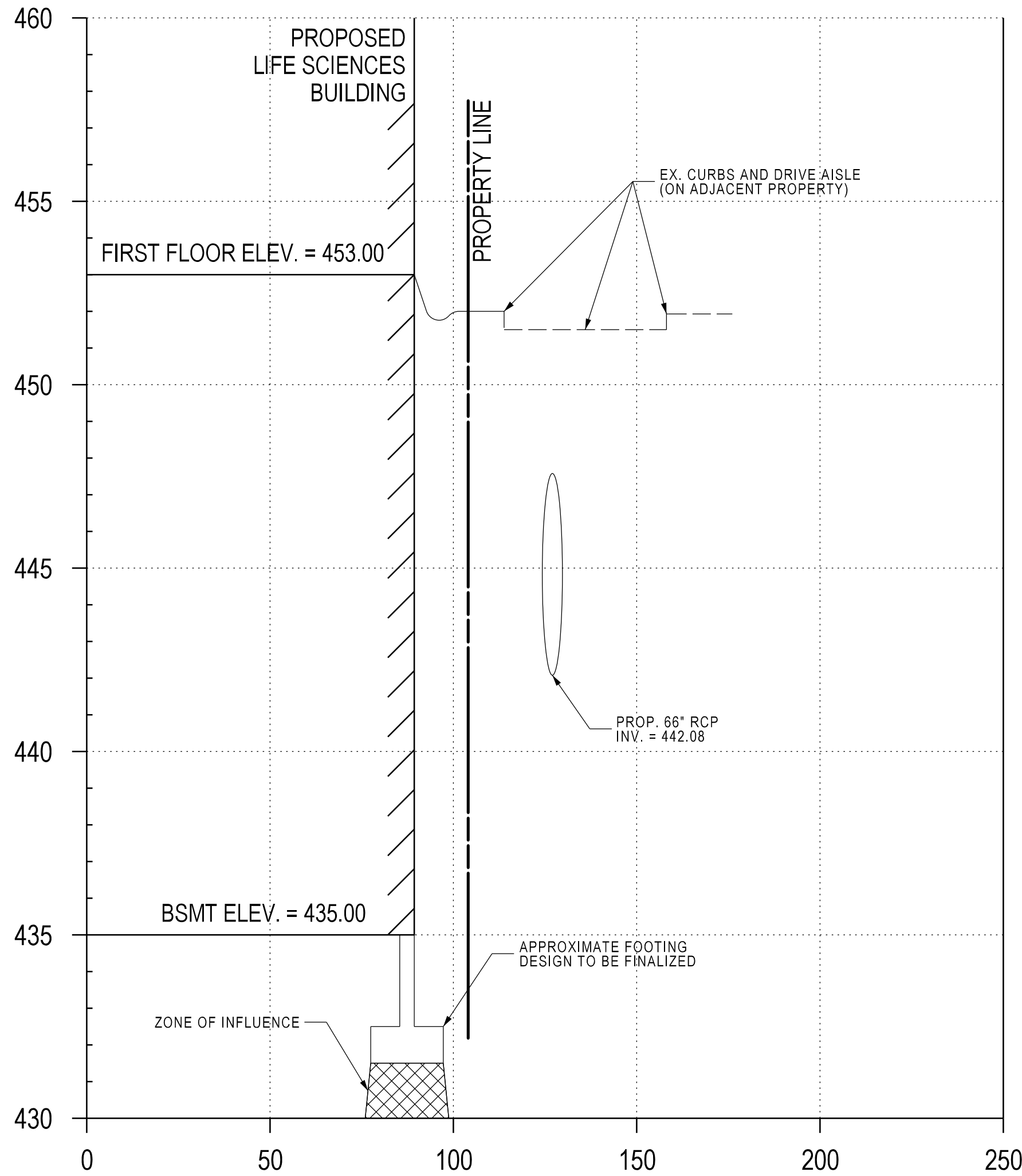
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SECTION A-A

SECTION B-B

SECTION C-C

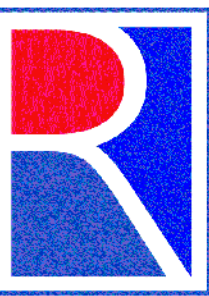


Community Planning
& Development
Services
Received 10/07/2022
STP2023-00454



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10/04/2022

ZONE OF INFLUENCE EXHIBIT

SITE PLAN
2 RESEARCH PLACE
LOT P5, BLOCK A

ROCKVILLE (4th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP FS61, 0000	ZONING CATEGORY: MXE
WSSC 200' SHEET 220NW09	SITE DATA HORIZONTAL: NAD 83/91 VERTICAL: NGVD29
DATE: 10/4/2022 DESIGNED: DC TECHNICIAN: DC CHECKED: JDS CAD STD'S: CONNECT / VERSION: NCS	
PROJECT NO. 4316-00-00	